

142.A

0004

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

596,600 / 596,600

USE VALUE:

596,600 / 596,600

ASSESSED:

596,600 / 596,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Owner 1:	GELIN ELSA C &	Unit #:	2
Owner 2:	GUTIERREZ LAURY C		
Owner 3:			

Street 1: 80 HIGHLAND AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

## PREVIOUS OWNER

Owner 1:	PAYSON HAROLD C -
Owner 2:	-

Street 1: 80 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry: U	
Postal: 02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Aluminum Exterior and 1716 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7772												G7	1.			

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										272304
										GIS Ref
										GIS Ref
										Insp Date
										08/16/18



## USER DEFINED

Prior Id # 1:	91812
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:01:10
LAST REV	
Date	Time
10/03/19	17:07:36
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
142.A-0004-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	587,800	0	.	.	587,800	587,800
2019	102	FV	522,800	0	.	.	522,800	522,800
2018	102	FV	463,400	0	.	.	463,400	463,400
2017	102	FV	423,300	0	.	.	423,300	423,300
2016	102	FV	423,300	0	.	.	423,300	423,300
2015	102	FV	391,900	0	.	.	391,900	391,900
2014	102	FV	374,400	0	.	.	374,400	374,400
2013	102	FV	374,400	0	.	.	374,400	374,400

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
PAYSON HAROLD C	44721-415		3/1/2005			425,000	No	No					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2014	32	Manual	12,362	C				
3/8/2012	204	New Wind	3,600					replace 2 windows

## ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
2/10/2014	Info Fm Prmt	EMK	Ellen K
4/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 2	HB

UnSketched SubAreas:  
GLA: 1716,

Sum Area By Label :

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1911
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G7
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	295.00
Size Adj.:	1.26188803
Const Adj.:	0.99989998
Adj \$ / SQ:	372.220
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732979
Depreciation:	136334
Depreciated Total:	596645

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	372.22	
Special Features:	0	Val/Su Net:	347.67	
Final Total:	596600	Val/Su SzAd:	347.67	

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**PARCEL ID**

142.A-0004-0002.0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub % Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,716	372.220	638,729						
Size Ad	1716	Gross Are	1716	FinArea	1716					

**IMAGE**

**AssessPro Patriot Properties, Inc**